

CITY OF ALAMO HEIGHTS  
CITY COUNCIL  
November 10, 2008

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, 6120 Broadway, at 5:30 p.m. on Monday, November 10, 2008.

Present and composing a quorum were:

Mayor Louis Cooper  
Mayor Pro-Tempore Jill Souter  
Councilman Stan McCormick  
Councilman Bobby Rosenthal  
Councilman Bill Kiel  
Councilwoman Susan Harwell

Also attending were:

City Manager Rebecca Waldman  
City Attorney Mike Brenan  
Assistant City Manager/Public Works Director Shawn P. Eddy  
Assistant to City Manager/Information Technology Manager Marian Ramirez  
Finance Director Cynthia Barr  
Community Development Director Ann McGlone  
Human Resource Manager/Deputy City Secretary Judith E. Surratt  
City Secretary Jennifer Reyna  
Fire Chief Bill Hagendorf  
Police Chief Rick Pruitt

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Mayor Louis Cooper called the meeting to order at 5:35 p.m.

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Mayor Cooper asked City Council for any corrections to the minutes of the October 27, 2008, City Council Meeting. Councilman McCormick requested to amend the minutes.

A motion was made by Councilman Bobby Rosenthal to approve the minutes of the October 27, 2008 with Councilman McCormick's amendment. The motion was seconded by Councilman McCormick and passed by unanimous vote.

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*Item # 2      City Manager's Report*

**a. Comprehensive Plan Update**

Community Development Director Ann McGlone presented a PowerPoint to update the City Council on the status of the Comprehensive Plan process and the results of several neighborhood meetings that had occurred. Ms. McGlone mentioned an upcoming Community Design Workshop scheduled for January 17, 2009 and noted that the Plan was scheduled to be adopted in late spring 2009.

Councilman McCormick thanked Ms. McGlone for hosting the community meetings and stated that he had received positive feedback from residents regarding the meetings.

Mayor Cooper stated that Ms. McGlone has the community excited about the Comprehensive Plan process and that the meetings have been well attended.

Mayor Pro Tem Souter commented that citizens' feedback is that they are feeling included and that their voices are being heard at the neighborhood meetings. Councilman McCormick agreed that it is a way for the community to be involved.

#### Citizens To Be Heard Concerning Non-Agenda Items

Pat Evans, 140 Patterson Avenue, stated that she attended the meeting that was held at Cambridge Oval/Patterson Loop on Wednesday, November 5, 2008. She complimented Ms. McGlone on her organization of the meetings.

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#### Staff Reports

##### **Item # 3      Update on the development of a proposed Water Conservation Plan**

Assistant City Manager/Public Works Director Shawn P. Eddy provided a PowerPoint presentation on the development of a proposed Water Conservation Plan for the City of Alamo Heights. He stated that he was working closely with the San Antonio Water System (SAWS) to benefit from their highly successful water conservation programs.

Mr. Eddy noted that the Plan includes the City's existing water profile, five and ten-year goals, supply and demand side water conservation measures and programs and an implementation plan.

Pat Evans, 140 Patterson Avenue, asked a question about the differences between SAWS and AH water rates. Mr. Eddy confirmed that the SAWS water rates include a substantial water supply fee to acquire water rights for its growing customer base.

There was discussion among Councilman McCormick, Councilman Kiel and Mayor Pro Tem Souter regarding water profile of conservation fees and the associated costs. Councilman Kiel noted that, in the past, citizens have questioned whether or not the City of Alamo Heights should own their own water system. Councilman Kiel stated that he believes that the City of

Alamo Heights should maintain ownership of its water system and added that the City has enough water to deal with a serious water drought.

Mr. Eddy presented a number of supply and demand side water conservation measures and programs.

Mayor Pro Tem Souter inquired about the amount of funding that is expected to be available to implement conservation measures and programs. Mr. Eddy stated that the City expects to collect \$62,400 through the City's Water Conservation Fee that was approved to be converted from the Water Supply Fee in the adopted FY 2008-09 Budget.

Councilwoman Harwell requested that staff consider adopting a tiered conservation fee. Mr. Eddy responded that he would explore this option further.

Councilwoman Harwell stated that she wanted to be sure that the Alamo Heights citizens do not have more water restrictions than SAWS customers. Mr. Eddy confirmed that stage restrictions are similar to SAWS and that there are also exemptions to the water restrictions.

Councilman McCormick inquired about placing the amount of gallons used by customers on the water bill. Councilwoman Harwell mentioned to at least place the conversion rate on the water bill. Councilman Kiel suggested having both measures (cubic feet and gallons). Mr. Eddy stated that he would work with Cynthia Barr, Finance Director, to place the conversion on water bill.

Donna Balin, 262 Tuxedo, stated that she believes that the residents of Alamo Heights have more restrictions than SAWS. City Manager Rebecca Waldman confirmed that the restrictions are the same as SAWS. Councilwoman Harwell is aware that it may be challenging but consistency has to be part of a plan.

Mr. Eddy finalized the presentation stating that the Plan will require City Council approval prior to May 1, 2009.

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#### Consent Items

*Item # 4* Mayor Cooper read the following caption.

**ACCEPTANCE OF FUNDS IN THE AMOUNT OF \$8,244.00  
AWARDED TO THE ALAMO HEIGHTS FIRE  
DEPARTMENT BY FIREMAN'S FUND INSURANCE  
COMPANY THROUGH FROST INSURANCE INC.  
(TOWERSTONE)**

Fire Chief Bill Hagendorf made a brief presentation about the recent award of the grant to the Fire Department.

Mayor Cooper thanked the Fire Chief for his work on applying for and successfully obtaining this grant.

A motion for approval was made by Mayor Pro Tem Souter. The motion was seconded by Councilwoman Harwell and passed by unanimous vote.

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Items for Individual Consideration.

Item # 5 Mayor Cooper read the following caption.

**ORDINANCE NO. 1796**

**AN ORDINANCE APPROVING WAIVER OF CERTAIN  
BUILDING PERMIT AND PLAN REVIEW FEES FOR  
ALAMO HEIGHTS INDEPENDENT SCHOOL DISTRICT  
REGARDING CAMBRIDGE PLAYGROUND AND BALL  
FIELDS**

Community Development Director Ann McGlone presented a PowerPoint proposing the waiver of certain building permit and plan review fees for the Alamo Heights ISD. The waivers were requested because the school district made improvements that benefitted the citizens and the City. Ms. McGlone stated that the district was improving a playground that is utilized by the public during non-school hours and was making drainage improvements near its ball fields in Olmos Basin.

Mayor Cooper mentioned that the Alamo Heights ISD had incorporated several of the City's requests into their plans. Councilwoman Harwell stated that importance of maintaining a strong working relationship with the school district for the benefit of the community.

In response to a question from Councilwoman Harwell, Assistant City Manager/Public Works Director Shawn Eddy confirmed that the drainage improvements made by the school district would improve drainage in the area near the ball fields and noted that the City planned to improve an adjacent drainage pipe in the near future.

A motion for approval was made by Councilman Rosenthal. The motion was seconded by Councilman Kiel and passed by unanimous vote.

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Item #6 Mayor Cooper read the following caption.

## **ORDINANCE NO. 1797**

**AN ORDINANCE ACCEPTING THE SEALED PROPOSAL OF \$2,631,303 FROM PHOENIX FABRICATORS AND ERECTORS, INC., PLUS AN 8% CONTINGENCY OF \$210,504.24, FOR A TOTAL AUTHORIZATION OF \$2,841,807.24 FOR THE CONSTRUCTION OF A NEW 600,000 GALLON COMPOSITE ELEVATED WATER TANK, PUBLIC WORKS YARD PIPING IMPROVEMENTS, INSTALLATION OF A SCADA SYSTEM AND THE REPAINTING OF THE EXISTING 300,000 GALLON ELEVATED WATER TANK AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE CONTRACT**

Assistant City Manager/Public Works Director Shawn P. Eddy provided a PowerPoint presentation on the recommendation to accepting the sealed proposal of \$2,631,303 from Phoenix Fabricators and Erectors, Inc., for the construction of a new 600,000 gallon composite elevated water tank, public works yard piping improvements, installation of a SCADA system and the repainting of the existing 300,000 gallon elevated water tank.

PBS&J, Inc., an engineering firm, designed and created the specification documents for the construction of a new 600,000 gallon composite elevated water tank. The City of Alamo Heights received three (3) sealed proposals from Phoenix, Landmark and Caldwell.

Mayor Pro Tem Souter questioned the 2007 estimates compared to the proposals received. Mr. Eddy stated that both PBS&J and Freese and Nichols believe that cost had increased due to the increases in the cost of steel and limited space within the proposed site of the tower.

Mr. Eddy presented information on the City's need to meet Texas Commission on Environmental Quality (TCEQ) requirements for minimum water storage.

Councilman Kiel referenced a 2005 PBS&J report about system pressures during a simulated three-hour fire at the high school. Eric Hoffmaster, with PBS&J, Inc. briefly discussed the system pressures and answered a few questions from Mayor Pro Tem Souter. Councilman Kiel made a point that if there is a big fire today, the city's water tank cannot fight it.

Councilman Kiel calculated that the project is still cost effective and that it would not increase water rates. Mr. Eddy briefly discussed the fiscal impact of the project.

In response to questions from Councilmembers regarding the type of tower, Mr. Eddy stated that the City elected to construct a composite elevated water tank as opposed to a traditional ellipsoidal or spherical water tank because of: 1) smaller footprint along with storage space for sites with limited available space; 2) lower construction cost due to less steel; and 3) lower maintenance cost due to less painted surface. Mr. Eddy also stated that the proposal

included painting the tank “sky blue”, but an alternate painting scheme could be determined by the City Council at a later date.

Councilman Kiel stated that this action was a critical step in improving the City’s ISO rating which has the potential to save the community hundreds of thousands of dollars in lower home insurance rates. Councilman Rosenthal suggested that the City inform citizens if the ISO rating is changed.

A motion for approval was made by Councilman Kiel. The motion was seconded by Councilwoman Harwell and passed by unanimous vote.

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*Item # 7* Mayor Cooper read the following caption.

**ORDINANCE NO. 1798**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER  
TO EXECUTE AN INTERLOCAL AGREEMENT WITH  
THE SAN ANTONIO WATER SYSTEM FOR THE  
PROVISION OF WATER METER READING AND  
TESTING SERVICES**

Assistant City Manager/Public Works Director Shawn P. Eddy provided a PowerPoint presentation on the City’s request to terminate the existing contract with SAWS and enter into a new contract, with a five (5) year term and a month-to-month holdover provision, to provide meter reading services before the first of each month for \$1,350 per month (\$16,200 per year, also increasing 3% annually) and to charge the City a flat rate of \$38.50 (not subject to increase) to test water meters at the City’s request.

Mr. Eddy stated that the City will accept responsibility for the maintenance of all water meters which is typically limited in nature and that the agreement would also permit the City to purchase water meters at SAWS’ costs.

Mr. Eddy reported that the San Antonio Water System Board approved the new Interlocal Agreement at its regular board meeting on November 4, 2008.

Mayor Pro Tem Souter noted that there is a 90-day opt-out period for this contract. She commended Mr. Eddy for establishing a great working relationship with SAWS.

A motion for approval was made by Councilwoman Harwell. The motion was seconded by Councilman McCormick.

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*Item # 8* Mayor Cooper read the following caption.

**A RESOLUTION NOMINATING A CANDIDATE FOR  
APPOINTMENT TO THE VIA BOARD OF TRUSTEES TO  
REPRESENT VIA SUBURBAN CITIES.**

City Manager Rebecca Waldman briefly presented the nomination process for the VIA Metropolitan Board and reported that the City of Alamo Heights is a suburban city that is part of the VIA System.

Mayor Pro Tem Souter thanked Ms. Waldman for working on this nomination, due to the short notice of the nomination for the VIA Board of Trustees. Mayor Pro Tem Souter supported the nomination of Bill Martin but would like to seek a viable candidate from Alamo Heights to fill a vacancy on this board in the future.

Ms. Waldman noted that it would be helpful to have an elected official to attend the Greater Bexar County Council of Cities (GBCCC) meeting where the nomination will be discussed. Mayor Cooper requested that Mayor Pro Tem represent the City at any future GBCCC meetings.

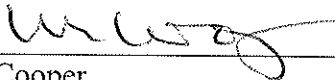
A motion for approval was made by Mayor Pro Tem Souter. The motion was seconded by Councilman Rosenthal and passed by unanimous vote.


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A motion was made by Councilwoman Harwell to adjourn the meeting. Motion was seconded by Councilman Kiel and passed by unanimous vote. Mayor Cooper adjourned the meeting at 8:00 p.m.

  
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Louis Cooper  
Mayor

  
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Jennifer Reyna, TRMC  
City Secretary